

BK 0468 PG 0326

STATE MS.-DE SOTO CO. *be be*

S04-0091

THE ESTATE OF IDA KLEIN,  
GRANTORS

MAR 30 9 33 AM '04

WARRANTY

TO

*468* PG *326*  
CH. CLK.

DEED

TIMOTHY B. SAMMONS AND WIFE, MARIA N. SAMMONS,  
GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, The Estate of Ida Klein, do hereby sell, convey, and warrant unto Timothy B. Sammons and wife, Maria N. Sammons, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 2, First Revision of Jeffries Hills Subdivision, Section "D", located in Section 4, Township 2 South, Range 8 West, DeSoto County, Mississippi, as recorded in Plat Book 23, Page 21, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

Subject to subdivision restrictive covenants, easements and setback lines as recorded in Book 23, Page 21, in the office of the Chancery Clerk of DeSoto County, Mississippi.

By way of explanation Ida A. Klein departed this life on July 7, 2003. Her will has been filed for probate in Chancery Cause #04-03-0428, an order authorizing this sale is attached hereto as Exhibit "A".

Taxes for 2004 have been prorated, and possession is given with this deed.

WITNESS my signature(s), this the 25th day of March, 2004.

*Edward G. Klein Jr.*  
The Estate of Ida Klein by  
Edward G. Klein, Jr., Executor

STATE OF MISSISSIPPI:  
COUNTY OF DESOTO:

Personally appeared before me, the undersigned authority in and for the said county and state, on this 25<sup>th</sup> day of March, 2004, within my jurisdiction, the within named Edward G. Klein, Jr., who acknowledged that he is Executor of The Estate of Ida Klein, and that in said representative capacity he executed the above and foregoing instrument, after ~~that~~ having been duly authorized so to do.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 25th day of March, 2004.

My commission expires



Grantors Address:  
*306 Brookwoods Dr.*  
*Ridgeland, MS 39157*  
Home Phone Number: *601-898-3839*  
Business Number: *N/A*

Grantees Address:  
3885 Nail Rd. W.  
Horn Lake, MS 38637  
Home Phone Number: *200-3774*  
Business Number: *409-0224*

Prepared By:

Austin Law Firm, P.A.  
6928 Cobblestone Drive  
Suite 100  
Southaven, Mississippi 38672  
(662) 890-7575

*[Signature]*  
Notary Public

IN THE CHANCERY COURT OF DESOTO COUNTY, MISSISSIPPI  
THIRD JUDICIAL DISTRICT, CITY OF HERNANDO

EDWARD G. KLEIN, JR.,

EXECUTOR

OF

CAUSE NO. 04-03-0428 ML

THE ESTATE OF  
IDA A. KLEIN,

TESTATRIX

**ORDER PROBATING WILL AND ISSUING LETTERS TESTAMENTARY  
AND GRANTING AUTHORITY FOR THE SALE OF REAL PROPERTY**

This cause came on this day to be heard, before the undersigned Chancellor on the duly verified Petition of EDWARD G. KLEIN, JR., praying for the probate of the Last Will and Testament of IDA A. KLEIN and proof, and the Court after hearing the Petition and Proof finds as follows:

That IDA A. KLEIN, late a citizen and resident of DESOTO County, Mississippi and having a fixed place of residence in DESOTO County, Mississippi, died testate on or about the 7TH day of JULY, 2003, leaving real and personal property in DESOTO County, Mississippi.

The decedent left an instrument of writing dated 14TH DAY OF JUNE, 1996, purported to be the Will of the decedent, signed and subscribed by the decedent on said date in the presence of B. BRENNAN HORAN AND GINA HORAN as attesting witnesses, and the witnesses in the presence of the decedent, at the special instance and request of the deceased and in the presence of each other, subscribed said instrument attesting to the publication thereof as the Last Will and Testament of the deceased.

That filed with the Petition was said Will, together with the proof of said attesting witnesses, showing the due and legal execution of said Will and showing that on the date of the execution of the Will the deceased was over the age of twenty-one (21) years, of sound and disposing mind and memory and in all respect qualified and competent to make and execute the Will.

That the Will nominates EDWARD G. KLEIN, JR. to be Executor thereof and relieves the Executor from giving bond and the person appointed is fit, suitable and a proper person to qualify

**FILED**

**MAR 23 2004**

**WE DAVIS, CLERK**

as such.

The Court further waives the necessity of an accounting or appraisal.

It is further found that the estate of the decedent consists of real property located at and otherwise described as 3885 Nail Road West, Horn Lake, DeSoto County, Mississippi. That the heirs and petitioner believe it to be in the best interest of the estate for said property to be sold; that a contract has been entered to said property for fair market value and that it is therefore fit and proper for this Court to allow for the sale of said property subject to the proceeds of the sale being held in escrow until the closing of this estate.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED, that the instrument of writing filed with the Petition purporting to be the Last Will and Testament of IDA A. KLEIN, deceased, is hereby found, adjudged and declared to be the true Last Will and Testament of the deceased and is admitted to probate and ordered recorded as such, together with the proof and Letters Testamentary, will issue to the Petitioner upon taking the oath of office, bond, accounting and appraisal having been waived.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED, that the sale of the real property located at and otherwise described as 3885 Nail Road West, Horn Lake, DeSoto County Mississippi be and is hereby allowed subject to the proceeds of said sale being held in escrow by the closing attorney until such time as this estate be closed. That said executor be and is hereby granted the authority to execute all documentation, including, but not limited to, a sales contract, closing documents and a Warranty Deed, in order to facilitate the sale of the property.

**ORDERED, ADJUDGED AND DECREED, this the 23<sup>rd</sup> day of March, 2004.**

  
CHANCELLOR

STATE OF MISSISSIPPI COUNTY OF DESOTO  
HEREBY CERTIFY that the foregoing is a true and correct copy of the original as the same appears from the records of this Court.  
This the 23<sup>rd</sup> day of March, 2004  
W. E. Davis, Clerk of the Chancery Court  
By W. E. Davis D.C.